

BOARD OF ADJUSTMENT
A * G * E * N * D * A

Roll Call as Follows:

- () **Bob Lanning, Chairperson**
- () **Ruth Beeker, Vice-Chairperson**
- () **Michael Bell**
- () **Lauren Clark**
- () **Debbie Pela**
- () **Al Wiruth**
- () **Ruth Wojcik**

Study Session/Luncheon **Wednesday, December 17, 2008,**
12 Noon, Information Technology
Pueblo Conference Room,
481 W. Paseo Redondo

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the Board's Rules and Regulations. Updates from City Attorney's Office.

Regular Meeting **Wednesday, December 17, 2008,**
1:30 p.m., Information Technology
Pueblo Conference Room,
481 W. Paseo Redondo

AT OR AFTER 1:30 P.M.

NEW CASE

C10-08-18 MOUNTAIN AND GLENN DUPLEX UNITS, LOT 1 AND LOT 2/CITY LOTS, LLC,
1218 AND 1226 EAST GLENN STREET, R-2

The project site located on the southwest corner of North Mountain Avenue and East Glenn Street is comprised of two lots proposed for development with a duplex on each lot. The proposed development requires compliance with all *Land Use Code (LUC)* development criteria applicable to new construction. *LUC* Sections applicable to this project include, but are not limited to Section 2.3.5 which provides criteria for residential development in the R-2 "Residential" zone, Sections 3.2.3 and 3.2.6 which provide the development criteria for perimeter yard (setback) requirements applicable to all principal and accessory structures, and Section 3.2.8 which provides the access requirements for these lots. The applicant is requesting variances to reduce the west perimeter yard on Lot 1 and the east perimeter yard setback on Lot 2 and to allow primary access to both lots via the public alley.

C10-08-19 FRANK RESIDENCE ADDITION/L FRANK, 2334 EAST 1ST STREET, R-1

The applicant is appealing the Development Services Director's decision to deny Design Development Option (DDO) case DDO-08-120. DDO-08-120 is a request by the property owner (L. Frank) to expand the two bedroom, one bath dwelling with room additions, an additional bathroom and a single car carport. The applicant filed a Design Development Option (DDO) application with the Development Services Department (DSD) requesting the zoning approval necessary to allow construction of expansion with reduced side and rear yard setbacks. The applicant's DDO was denied in part, due to a protest on the project's non-compliance with the required DDO Findings of LUC Section 5.3.4.3.F, H, K, L, M and N. Tucson *Land Use Code (LUC)* Sections applicable to this project include Section 5.3.4.3 (DDO Findings); Section 2.3.4 which provides the design criteria applicable to residential development in the R-1 "Residential" zone; Sections 3.2.3, 3.2.5 and 3.2.6 which provide the development criteria for all principal and accessory structures; and, Section 5.1.7.3 which provides for the Board of Adjustment to hear and decide on appeals made to the Development Services Director's decision on DDO applications. The applicant is requesting a reversal of the Development Services Director's decision to deny DDO-08-120.

OTHER BUSINESS:

- A. **2009 Field Trip and Meeting Schedule Approval**
- B. **Board of Adjustment Findings Workshop**
- C. Chairman, Opportunity to Speak on Scheduled Agenda Items
- D. Vice Chairman, Same Opportunity
- E. Members, Same Opportunity
- F. Staff, Same Opportunity
- G. Adjournment